
Part IV

Lakeside Community Plan

San Diego County General Plan

Adopted
December 19, 1975
GPA 75-02
Amended
August 9, 2000
GPA 99-03

Statement of Intent	1
Introduction	2
Chapter 1 – Community Character	3
Chapter 2 – Land Use	4
Chapter 3 – Housing	22
Chapter 4 – Circulation	23
Chapter 5 – Public Facilities and Services	26
Chapter 6 – Conservation	32
Chapter 7 – Recreation	36
Chapter 8 – Scenic Highways	40
Appendix A – Resource Conservation Areas for Lakeside	42

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 99-003, is the Lakeside Community Plan and is a part of the Land Use Element, Section II, Part IV, of the San Diego County General Plan, and that it was approved by the San Diego County Planning Commission on the 12th day of June, 2000.

Raymond J. York, Chair

Attest: _____
Gary L. Pryor, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 99-003, is the Lakeside Community Plan and is a part of the Land Use Element, Section II, Part IV, of the San Diego County General Plan, and that it was amended by the San Diego County Board of Supervisors on the 9th day of August 2000.

Dianne Jacob, Chairwoman

Attest: _____
Thomas Pastuszka, Clerk of the Board

A history of the amendments to this Plan is available at the Department of Planning and Land Use.

Adopted, December 19, 1975, GPA 75-02

TABLE OF CONTENTS
LAKESIDE COMMUNITY PLAN

	<u>PAGE</u>
STATEMENT OF INTENT.....	1
INTRODUCTION.....	2
1. COMMUNITY CHARACTER.....	3
2. LAND USE	4
- Residential.....	4
- Commercial	6
- Agricultural	9
- Industrial.....	10
- Specific Plans.....	12
3. HOUSING	22
4. CIRCULATION	23
5. PUBLIC SERVICES, FACILITIES, AND SERVICES.....	26
6. CONSERVATION.....	32
- Environmental	32
- Floodplain.....	33
- Sand and Gravel Extraction.....	35
7. RECREATION.....	36
8. SCENIC HIGHWAYS	40
APPENDIX A - RESOURCE CONSERVATION AREAS FOR LAKESIDE.....	42

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed to the right of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN	Policy of General Application
DPW	Department of Public Works
DPR	Department of Parks and Recreation
DHS	Department of Health Services
DPLU	Department of Planning and Land Use
F	- Facilities Planning
E	- Economics and Demographics
Pr	- Process Simplification
G	- Graphics Section
W	- Water Section
S	- Systems Coordination and Data Processing
T	- Transportation Planning Section
I	- Plan Implementation Section
Sp	- Special Projects Section
P	- Plan Development Section
R	- Regulatory Division
B	- Building Codes Enforcement
Z	- Zoning Codes Enforcement

LAKESIDE COMMUNITY PLAN

STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

A policy is a principle which guides the allocation of County resources towards prescribed outcomes consistent with the goals.

The goals which follow reflect a thoughtful analysis of the Lakeside area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

There are eleven elements of the General Plan: Regional Land Use, Housing, Circulation, Safety, Seismic Safety, Scenic Highways, Open Space, Recreation, Noise, Conservation and Energy. These subject areas provide the basic structure by which this community plan is organized.

Each chapter of the plan represents a subject area which coincides with an adopted element of the General Plan. The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the Community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this community plan should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

INTRODUCTION

The community of Lakeside is located in the western foothills of the Cuyamaca Mountains on the San Diego River about 21 miles east of downtown San Diego. Six thousand six-hundred (6,600) acres of the Rancho El Cajon land grant were purchased by the El Cajon Valley Land Company in 1886. The company mapped the area as a townsite, naming it Lakeside after Lindo Lake which is located near the Town Center.

Lakeside was essentially a rural community until the 1950s, when growth began to surge. Lakeside's rural atmosphere was very attractive to those seeking escape from the more densely settled areas of central San Diego; and, with the completion of Interstate 8, convenient access was provided to the employment centers to the west. The resulting suburbanization of Lakeside became a prime concern of the residents and in 1970 the Board of Supervisors approved creation of the Lakeside Community Planning Group.

The desire to maintain a rural type of lifestyle has affected the way in which Lakeside has developed. A considerable amount of small-scale farming still exists in the community and many homes in the residential areas of Lakeside have small horse corrals evidencing a relatively high degree of horse ownership. Maintaining and enhancing the rural imagery of the area would be an important consideration for those wishing to develop in Lakeside.

The Upper San Diego River Improvement Project will be a key factor in the development of Lakeside. Sand for construction is no longer being mined. Development will follow the sand extraction activities.

The 1980 census showed that Lakeside had a population of 41,656. SANDAG, the regional clearinghouse for planning data has compiled the following population projections for Lakeside.

Year	1990	1995	2000
Projected Population	49,526	52,108	53,790

These figures would seem to indicate that incorporation is likely to become a major issue for the Lakeside community in the near future. A sound economic base is essential to the success of a new city and efforts should be made to attract industrial and commercial uses to Lakeside. Integrating a rural life-style with the necessity to expand commercial and industrial activities will be a challenge for residents, planners and decision-makers in the years to come. A way of accomplishing this is to ensure that development will be compatible with those natural, climatic and historical features which make Lakeside unique.

1. COMMUNITY CHARACTER

GOAL

FOSTER DEVELOPMENT WHICH WILL PRESERVE A RURAL ATMOSPHERE AND ENHANCE A SENSE OF SPACIOUSNESS.

FINDINGS

Lakeside is determined to remain a rural residential community. Despite tremendous pressure toward urbanization, the citizens of Lakeside have held the line in an effort to provide a buffer against sprawl. However, complete protection from the effects of growth is recognized as being both impractical and undesirable. It is felt that the goal, as stated above, can be attained while accommodating a population of approximately 54,000.

Because it takes more than people, land and houses to make a community, the County should support efforts in establishing Lakeside's identity as a distinct and, yet, integral part of the region.

POLICIES AND RECOMMENDATIONS

1. Protect Lakeside's unique natural environment; and preserve its rural way of life and cultural heritage. (GEN)
2. Promote opportunities for personal development and participation in all phases of community life - economic, social, and political. This is particularly important for the residents of Lakeside who hold firmly to the ideals of participatory democracy. (GEN)
3. Create more effective means to provide citizens with increased input to all the planning and policy-making decisions which affect their lives and the future of Lakeside. (GEN)

2. LAND USE

RESIDENTIAL GOAL

PROVIDE FOR GRADUAL RESIDENTIAL GROWTH WHILE RETAINING THE RURAL ATMOSPHERE OF LAKESIDE.

FINDINGS

Approximately 88 percent of the Current Urban Development Area (CUDA) in Lakeside is planned for residential use. Single-family plan designations predominate over about 90 percent of the area planned for urban residential development. Most of the single-family uses are located in Central Lakeside in such subdivisions as Bostonia, Glenview, Johnstown, Lakeview, Wintergardens, Rockcrest and Eucalyptus Hills. The remainder of single-family development is dispersed throughout the planning area, but some concentrations can be found along El Nopal Drive and the developments in Moreno and Blossom Valleys.

Multi-family development is concentrated in central Lakeside along Winter Gardens Boulevard and Olde Highway 80; and in Bostonia.

There are in excess of 50 mobilehome parks scattered throughout the Plan area.

The residential designations shown on the Plan provide for urban, apartment living to rural ranchettes. By allocating residential development to both urban and non-urban designations, residents expect to achieve a rural-residential atmosphere while accommodating planned growth.

POLICIES AND RECOMMENDATIONS

1. Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents. (R)
2. Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks. (R, DPW)
3. Confine higher density residential development to the areas that:
 - a) have all necessary public facilities;
 - b) are within the existing sewer districts; and
 - c) are adjacent to major roads and commercial areas.
4. Provide for the preservation of open space areas such as steep slopes and canyons, floodplains, agricultural lands, and unique scenic views and vistas which serve to reinforce Lakeside's rural identity by locating residential development away from such areas through the provisions of Regional Land

Use Element Policies 1.3 and 1.4 and the lot size averaging and planned development provisions of The Zoning Ordinance. (R)

5. Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life, and encourage the planting of native drought-resistant plants in residential developments. (R)
6. Require all multiple-family dwellings and all mobilehome parks (including 3.8 projects) to submit landscape plans which provide adequate overall landscaping and which screen parking spaces from public view. (R)
7. Buffer residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust, and unsightly views. (R)
8. Closely examine all elements which make up a property's zone in order to closely tailor individual residential developments to their sites. (P)
9. Require strict and literal interpretation of the requirements for a major use permit when analyzing such permit applications. (R)
10. Restrict extensive or severe grading for development and preserve the natural terrain. (R)
11. Reject an undue concentration of low and moderate income density bonus housing projects authorized under Board Policy I-75 in any area of Lakeside beyond a fair share of such units as defined by the Housing Element. It should be noted that mobilehome housing is generally affordable to low and moderate income households, and these may be located within lower density land use designations.
12. Reject a concentration of senior citizens density bonus housing authorized under Board Policy I-79 in any area of Lakeside beyond a fair share of such units as defined by the Housing Element. (H)
13. Allow certain non-disruptive commercial uses in residential areas after analysis on a site-specific basis. (R)
14. Require 2.1 parking spaces per unit for all multi-family residential development.

COMMERCIAL GOAL

PROVIDE FOR THE ORDERLY GROWTH OF WELL DESIGNED AND LOCATED COMMERCIAL AREAS WHICH ARE NECESSARY AND CONVENIENT FOR SHOPPING NEEDS AND COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY.

FINDINGS

The Lakeside Plan area has approximately 300 acres devoted to commercial uses. These uses are located in the Lakeside Town Center and in order small commercial developments distributed throughout the Plan area. Existing commercial developments are oriented towards local needs. The closest regional centers are located in the City of El Cajon.

The Lakeside Town Center was developed to ensure that the Town Center remains in the business nucleus of the community. Development should be planned on a total site basis to include provisions for preserving the natural amenities of the area. Any architectural design criteria should reflect the rural density of Lakeside.

Commercial strip developments are of concern to the Lakeside community because of their effect upon traffic circulation and the impact they have on the visual environment. These strips in Lakeside exhibit a full range of uses from light manufacturing to residential. Such a disorganized arrangement of land uses detracts from the economic viability of each use type and can have serious parking and traffic impacts.

The strip commercial development is located along high volume traffic ways which also serve as entrance points to the community. The initial impressions people have from traveling these roadways can, to a great extent, form their opinions regarding the Lakeside community character and the quality of the life which it has to offer. Such disjointed linear development can have a negative effect upon the value of real property in the community.

POLICIES AND RECOMMENDATIONS

1. Encourage a "Western Style" of architectural design for all commercial structures. (I)
2. Provide neighborhood shopping centers for everyday needs. Locate them in areas with easy, safe, pedestrian and bicycle access. (P)
3. Encourage the clustering of prominent commercial uses. (P)
4. Encourage commercial activities which would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community. (P)
5. Upgrade "strip" commercial by improving landscaping, parking, and access. (P)

6. Encourage clean-up, landscaping, beautification, utility undergrounding, and additional parking facilities in existing commercial areas. (I)
7. Encourage commercial activities which will broaden the local economic base. (GEN)
8. Promote a more equitable distribution of sales and other tax revenues for the benefit of the unincorporated areas. (GEN)
9. Keep heavy commercial and unsightly commercial uses out of the Lakeside Towncenter area. (P)
10. Residential uses shall not be permitted in the commercially designated areas of the Lakeside Towncenter. (P)
11. Determine the best methods available to ensure that the Lakeside Towncenter remains the major commercial nucleus of the community. (I)
12. Discourage the designation of rural land for commercial uses until a need has been demonstrated. (P)
13. Achieve a balance between commercially-designated land and community needs. (P)
14. Provide rural commercially-designated land at intervals so that each use has an adequate support area and rural commercial strips do not develop. (P)
15. Locate higher intensity office professional uses along major roads or prime arterials. (P)
16. Regulate the size, lighting, and character of on-site signs to ensure that they blend with a rural atmosphere and discourage off-site signs in accordance with The Zoning Ordinance, Section 6200. (Z)
17. Develop, utilize, and periodically review performance standards for noise, light, traffic, odors, dust, etc., in The Zoning Ordinance to ensure effective control of commercial and industrial land uses. (I)
18. Diligently enforce the landscaping requirements for commercial structures and parking areas.
19. Require landscaping of all future commercial structures and parking areas to assure visually attractive commercial developments. (R)

20. New commercial uses, especially auto-oriented activities, should be encouraged to develop on lots with considerable depth so as to provide adequate parking and safe access along major streets. In addition, the site design should reflect an attempt to integrate the new activity with existing uses. (R)
21. Initiate a study which would recommend appropriate design guidelines for all land within the Lakeside Town Center, as well as all commercially-zone parcels within the Plan Area. (I)

AGRICULTURAL GOAL

PROVIDE FOR THE PRESERVATION OF AGRICULTURAL LAND USES WHILE MAINTAINING THEIR COMPATIBILITY WITH OTHER NON-RURAL USES.

FINDINGS

Lakeside has a unique agricultural heritage, which the community wishes to perpetuate. In the urban core, large scale agricultural uses have given way to residential development. In spite of this, extensive portions of the Plan Area display significant primary and secondary agricultural uses. These areas include Eucalyptus Hill, Moreno Valley, the El Monte Road area and Blossom Valley. Secondary agricultural uses are also common throughout the Current Urban Development Area (CUDA). Maintaining and enhancing these agricultural uses is essential to basic character of the Lakeside community.

POLICIES AND RECOMMENDATIONS

1. Promote agricultural land uses which are compatible with the topography and environment. (GEN)
2. Permit the co-existence of agricultural land uses and other compatible land uses in the community. (GEN)
3. Encourage the continued development of suitable land for orchards and groves as well as truck and seed crops. (GEN)
4. Promote agriculture as one of the highest and best uses for open space and floodplains. (GEN)
5. Encourage the use of agriculture to provide visually pleasing open space and variety within the rural environment. (GEN)
6. Enhance economic advantages to agriculture to help it compete with other alternative land uses. (GEN)
7. Require the protection of areas designated (19) Intensive Agriculture in the Plan from scattered and incompatible urban intrusions through application of low density land use designations and zoning surrounding such areas. (P)
8. Analyze existing animal regulators for rural properties and apply less restrictive animal regulators to areas where the application of such regulators can be found compatible with neighboring uses. (P)
9. The Zoning Ordinance shall be amended to permit animal raising projects sponsored by recognized youth organizations in designated areas of Lakeside. (I)

INDUSTRIAL GOAL

PROVIDE FOR THE KIND OF INDUSTRIAL DEVELOPMENT THAT DOES NOT DETRACT FROM THE EXISTING RURAL CHARACTER OF THE COMMUNITY.

FINDINGS

The Lakeside Plan identifies three major areas which are currently used for industrial purposes. They are as follows:

1. The Upper San Diego River Improvement Project area located north and west of Highway 67 which will accommodate Light and Moderate impact Industrial uses.
2. The Slaughterhouse Canyon area which will accommodate Moderate and High Impact Industrial uses.
3. The area along Olde Highway 80 east of Lake Jennings Farm Road which will accommodate Light and Moderate Impact Industrial.

It is intended that these areas be used more intensively in the future rather than establishing additional areas of industry.

POLICIES AND RECOMMENDATIONS

1. Industrial development should be clean, non-polluting and complementary to Lakeside's rural environment. (GEN)
2. Provide for the kind of industrial development which will expand the tax base while not triggering significant population growth. (GEN)
3. Allow existing industries to remain and expand in Lakeside. (R)
4. Encourage new and existing industrial facilities to blend with their surroundings by utilizing harmonious architectural design, undergrounding utilities, landscaping, and a high standard of maintenance. (R)
5. Protect areas designated for industrial use from encroachment by incompatible, non-industrial uses. (P)
6. Prohibit new industrial operations from locating in existing non-industrial facilities or on small parcels outside of areas designated for industrial usage through vigorous enforcement of existing codes. (Z)

7. Locate industrial operations only where they will be compatible with surrounding land uses, accessible to major transportation facilities and capable of being served with all necessary utilities. (P)
8. Provide for a concentration of industrial uses in attractive, well-designed industrial developments. (P)
9. Locate heavier industrial uses in outlying areas which will not impact surrounding uses yet are capable of being served by necessary public facilities and adequate access roads. (P)
10. Ensure that a concentration of light industrial and commercial uses are provided for during the formulation of the San Diego River Plan. (P)
11. Require adequate landscaping to screen unsightly industrial uses from surrounding properties and roadways through the use of the "D" Design Special Area Regulator. (P)
12. Industrial development shall not be approved which detracts from the rural character of Lakeside. (R)

SPECIFIC PLAN AREAS

SPECIFIC PLAN AREA (SPA) 1 - HIGH MEADOWS RANCH

High Meadows Ranch is a Specific Plan Area which consists of approximately 815 acres located on Muth Valley Road. Overall density shall not exceed 250 dwelling units (0.31 du/ac).

SPECIFIC PLAN AREA (SPA) 2 - LOS COCHES HILLS

Los Coches Hills is a Specific Plan Area which consists of approximately 1,140 acres located at the eastern end of Blossom Valley. Overall density shall not exceed 236 dwelling units (0.21 du/ac).

SPECIFIC PLAN AREA (SPA) 3 - QUAIL CANYON ESTATES

Quail Canyon Estates is a Specific Plan Area which consists of approximately 819 acres located in the northern area of Blossom Valley. Overall density shall not exceed 201 dwelling units (0.24 du/ac).

SPECIFIC PLAN AREA (SPA) 4 - LAKE JENNINGS RANCH

Lake Jennings Ranch is a Specific Plan Area which consists of approximately 308 acres located at the western end of Blossom Valley. Overall density shall not exceed 113 dwelling units (0.37 du/ac).

SPECIFIC PLAN AREA (SPA) 5 - LAKE JENNINGS VISTA

Lake Jennings Vista is a Specific Plan Area which consists of approximately 140 acres located north of Blossom Valley Road and east of Lake Jennings Park Road. Overall density shall not exceed 274 dwelling units (1.96 du/ac).

SPECIFIC PLAN AREA (SPA) 6 - AKSYN

The AKSYN SPA consists of approximately 100 acres located west of Lake Jennings Park Road and east of Lakeview Road. The project shall be developed according to the following criteria.

1. Overall density shall not exceed 1.6 dwelling units per acre.
2. At least 60% of the site shall be preserved in open space.
3. The developed portions of the site shall not exceed an overall gross density of 4.3 dwelling units per acre.
4. The Specific Plan for this site shall be prepared and processed under Board of Supervisors Policy I-59, Large Scale Project Review.

SPECIFIC PLAN AREA (SPA) 7 - SPRAGUE

The Sprague SPA consists of approximately 56 acres located to the east of Gay 6Rio Terrace and Higgins Terrace, to the west of Calle Lucia Terrace, and to the south of Mira Vista Mobilehome Park. The project shall be developed according to the following criteria.

1. Overall density shall not exceed 2.5 dwelling units per acre.
2. All housing must be constructed on-site.
3. The Specific Plan for this site shall be prepared and processed under Board of Supervisors Policy I-59, Large Scale Project Review.

SPECIFIC PLAN AREA (SPA) 8 - EAST COUNTY SQUARE

The East County Square SPA contains approximately 377 acres located on the southeast side of Interstate 8 at the Camino Cañada interchange. The site can be physically described as having four distinct "bowl" or drainage basins; steep northerly facing slopes; two north-south trending drainage course; all or portions of three separate subbasins of the greater Los Coches Creek watershed; and three distinct ridge formations that run generally north-south and divide the site into three topographically separated areas. The four basin areas proposed for development lie along the northerly frontage of the site and consist of gently rolling, relatively level terrain.

The predominant vegetation type on-site is Diegan coastal sage scrub, which covers approximately 257 acres and can be found on most of the western, southern, and northern portions of the site. San Diego Gas and Electric maintains a 200 foot wide powerline easement in the northeastern panhandle area, adjacent to the northeasterly boundary.

Description of the Project

The East County Square SPA is intended as a commercial and residential development that blends with existing environmental resources and respects the concerns of the Lakeside community. The SPA will provide a commercial shopping with small retail shops and a number of large free-standing commercial buildings, a maximum of 200 single-family dwelling units clustered in 3 residential areas, and approximately 240 acres of natural and restored open space. The SPA Designation is applied over the entire acreage, with an overall density not to exceed .53 dwelling units per acre.

Implementation

Because of the proposed land use and the unique characteristics of the site, the project will be implemented by a Specific Plan. The Specific Plan will ensure a site design that preserves and enhances the significant physical, biological, and archaeological features of the site.

Development of the East County SPA shall be in accordance with all County goals, objectives and policies, including the County General Plan, Board of Supervisors Policy I-59 (Large Scale Project Review), Lakeside Community Plan, and the Lakeside Design Guidelines. There are a number of discretionary permits that must be obtained to implement the orderly development of this project. These include a Specific Plan, Zone Reclassification, Tentative Map(s), Major Use Permit and Site Plan(s).

The following policies and criteria are made requirements of the East County Square SPA:

1. Development within the East County Square SPA shall be limited to a commercial shopping center, single-family residential, and open space.
2. Development of the commercial center shall include the processing of a Major Use Permit for a planned commercial development.
3. The Specific Plan shall include a phasing plan that described the timing, location, and phasing of the proposed development.
4. The open space area shall be identified in the Specific Plan as a biological preserve to protect sensitive habitat and biological resources, such as Coastal sage scrub vegetation and the California gnatcatcher.
5. The Specific Plan shall include a regional and/or local riding and hiking trail.

Commercial Development Policies

1. Exterior lighting shall be placed and shielded to avoid conflicts with adjacent residential areas, adjacent natural open space areas and the Mt. Laguna and Palomar Observatories.
2. The Specific Plan shall incorporate varying building heights, architectural diversity, and landscaping and shall include architectural and landscaping performance standards which are in accordance with the Lakeside Design Guidelines.

Residential Development Policies

1. The overall density shall not exceed .53 dwelling units per acre over the entire 377 acres.
2. No residential lot shall be less than 10,000 square feet net.
3. Residential dwellings shall be limited to single-family, detached, one dwelling unit per lot.
4. No residential development pad or graded area shall be allowed to encroach into the biological open space area.

Conservation/Environmental Policies

1. Approximately 240 acres of the SPA shall be placed in separate lots and shall be rezoned to the S80 (Open Space) Use Regulation.
2. Proposed open space lots shall be protected through permanent open space easements granted to the County of San Diego. Ownership of open space lots shall be transferred to an appropriate conservation agency as approved by the County of San Diego.

THE CRESTRIDGE (OAKRIDGE) SPA (.224)

This SPA contains approximately 2,448 acres situated on a series of ridges generally located south of Interstate 8, east of the El Cajon City Limits, north of the community of Crest, and west of the community of Alpine. The area of the SPA straddles the boundary between the Crest/Dehesa/Harbison Canyon/Granite Hills (C/D/H.C./G.H.) Subregion and the Lakeside Community Plan Area. While most of the developable land is within the C/D/H.C./G.H. Subregion, the Lakeside Plan Area is likely to be affected by the development of this SPA. Traffic and flooding are two of the more important factors that are likely to impact the Lakeside area, and Planning Department staff intends to work closely with both Planning Groups to ensure that a mutually acceptable resolution for development of this area is achieved.

Currently, the area is almost completely undeveloped and there are significant environmental constraints. The majority of the site is rugged, rocky terrain and land with slopes less than 25% makes up about only 34% of the area. The existing natural vegetation consists of chamise chaparral, coastal sage scrub, and oak woodlands.

The Crestridge SPA is intended to be a residential development that reflects sensitivity to the existing, unique environmental resources and constraints. It is important that the ultimate development blend in with the character of Crest while being sensitive to any impacts that development is likely to have on Lakeside. The rugged terrain will make it necessary to set aside large areas of open space, and residential clustering is generally accepted as an appropriate method for protecting sensitive lands while accommodating a residential density that is compatible with a typical estate development area.

A small convenience center may be included to provide for the everyday commercial, personal service, and community service needs of the residents. The area developed in commercial is not to be included in the overall residential density tabulation.

Passive recreational pursuits will be emphasized and these may include an equestrian center and a trails system that would be integrated with the network proposed for the Subregion. Because this SPA spans two Plan Areas, it will be possible to link their trail networks by adopting a planned, publicly accessible trail through the SPA. Other active recreational uses, such as golf courses may be

possible but they would be contingent upon environmental studies, water availability and the Specific Plan analysis. The Parks Department will require dedication of acreage for local park use in an amount commensurate with the population associated with the development.

GENERAL GOAL

Provide a systematic method of implementing the San Diego County General Plan, the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan, and the Lakeside Community Plan for a specified mountainous area located, generally, north of the Crest Country Town and south of Interstate 8.

OBJECTIVES AND POLICIES

A. Land Use Objective

Provide for a distribution of land uses that is consistent with an Estate Development Area Regional Category, carefully avoids impacts to the existing sensitive resources, and blends-in with the established Crest community character.

General Policies

1. It is intended that development within this SPA be primarily estate residential in character; therefore, industrial and agricultural policies will not be addressed.
2. No area of non-residential use such as commercial or commercial recreational is to be considered when calculating the overall density of the SPA.

Residential Development Policies

1. The overall residential density shall not exceed (0.224) dwelling units per acre. The zoned density shall be .10 dwelling units per acre until such time as the Specific Plan is completed and the appropriate, detailed zoning and lot design for the entire area is adopted.
2. The minimum lot size shall be no smaller than 1.0 acre for land with slopes less than 25 percent and 4 acre minimum lots size for land with slopes greater than or equal to 25 percent.
3. Protect the rural character of adjacent communities through environmentally sensitive lot design, non-urban improvement standards, and grading which conforms with the Hillside Development Policy.

Commercial Development Policies

1. Commercial uses shall be limited to a site of no more than three acres and be located along a Circulation Element road.

Public Safety, Services and Facilities Policies

1. Subdivisions shall be designed to accommodate subsurface sewage disposal systems.
2. Water delivery services shall be provided by the Padre Dam Municipal Water District.
3. The Specific Plan Text shall set forth a comprehensive water conservation program.
4. It is possible that this SPA will receive fire protection services from two separate districts. The Specific Plan Text shall contain an analysis of existing service and determine a fire district apportionment that will best benefit both the communities of Lakeside and Crest.

Circulation Objective

Implement the Circulation Element for this SPA in a manner consistent with all relevant Community and Subregional Plan policies and recommendations.

Policies

1. Delete from the Circulation Element Map the segment of SC 1960 between Bullard Lane and Rios Canyon Road. Although not in the Circulation Element, provision shall be made to construct this segment as a local road accessible to the public.
2. It is intended that no other changes are to take place to the Circulation Element roads serving this SPA except as adopted as part of the Comprehensive Update of the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan (GPA 89-03) or through another future GPA.
3. Road design shall reflect the unique needs of the Lakeside and Crest communities - for instance, turn radii shall be such that equestrian rigs can be safely accommodated; and alignments shall minimize the necessity to alter the natural landscape by following existing topographic contours.
4. Development of roads within the SPA shall be concurrent with an approved phasing schedule.

Conservation Objective

Identify and protect all significant natural and cultural resources within the SPA.

General Policies

1. The adopted Flinn Springs Resource Conservation Area (RCA) is located within this SPA. The significant sensitive resources within this RCA are identified as: Archaeological sites, and sensitive plants and wildlife such as the Lakeside wild lilac, and the Blacktailed gnatcatcher. The Specific Plan Text shall discuss the regional significance of these resources and take the appropriate action to protect them.
2. The Forester Creek RCA is likely to be subject to impacts from development within this SPA, consequently, a full discussion of such impacts and a map showing areas within the SPA that drain into Forester Creek shall be included in the Specific Plan Text.
3. When the Los Coches Creek flood control facility was constructed it was sized to handle a specific intensity of runoff from the Crestridge area. The Specific Plan Text shall study the changes that the proposed development will have on the effective functioning of this flood control facility.
4. The design and grading for the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan Text shall include a slope analysis; and it shall ensure, through subdivision design and open space easements, that areas of over 50% slope remain in their natural state. Areas devoted to roads, driveways, parking lots, patios, paved play areas, or areas proposed for commercial recreational uses shall not be included in the undisturbed area. The installation of underground utilities may be included in the undisturbed area.

Recreation Objective

Provide land for local park use as required by Parks Development policy, and also emphasize passive recreational pursuits that are compatible with the character of the communities of Crest and Lakeside.

General Policies

1. The Specific Plan Text shall carry a discussion of park needs generated by the development of this SPA. Based upon the size and planned residential density of the SPA, it is expected that the Parks Development will request the dedication of land in lieu of fees to meet the requirements of the Park Land Dedication Ordinance, as well as Recreation Element objectives.
2. The Specific Plan Text shall contain a map showing the location of the proposed park site or sites.
3. Proposed park sites shall be sited either adjacent to a school site or to large areas that have high potential as open space.

4. Golf courses, because of the high level of water use, are not considered to be appropriate for this SPA.

Trails Policies

1. Including a system of riding and hiking trails within the SPA would be consistent with the character of the communities of Lakeside and Crest.
2. Public trails shall be provided through the SPA that would connect existing and planned networks in Lakeside, Alpine and Crest.

Design Objective

Ensure that a consistent design concept, which is compatible with the policies and recommendations of the relevant Community and Subregional Plan, is utilized so that future development will blend in aesthetically with the existing character of the area.

Policies

1. The Specific Plan shall include a Design Program that illustrates the intended character of the development. The architectural style of any proposed development shall be compatible with the rural character of the communities of Crest and Lakeside.
2. The Design Program for the SPA shall include but not be limited to the following elements:
 - a. Residential and Commercial Architecture;
 - b. Landscaping;
 - c. Fencing;
 - d. Common Areas and Trails;
 - e. Offstreet Parking; and
 - f. Street Furniture and Exterior Lighting.
3. Lakeside Architectural Design Guidelines may be applied to this SPA where appropriate.

Implementation

1. Phasing and Financing

In order to ensure that all public services and facilities will be available prior to or concurrent with their need, a detailed phasing plan shall be prepared and included as part of the Specific Plan Text. The Plan shall describe in

detail how infrastructure will be provided concurrent with need. Development will be contingent upon the ability to finance and build required major public facility improvements both on- and off-site. The plan shall address the following factor.

- a. Transportation access, including roads, bridges, necessary drainage improvements, and park and ride facilities;
- b. Water storage and distribution facilities including a comprehensive program for water conservation;
- c. Sewage disposal;
- d. Fire protection;
- e. Public schools;
- f. Parks;
- g. Libraries;
- h. Any other public facilities and services necessary to fulfill the requirements of public agencies affected by the development of the SPA.

GUIDELINES FOR FUTURE PLAN AMENDMENTS WITHIN THE AREA OF THE CRESTRIDGE SPA

Changes to this SPA or to the policies relating to this SPA will require a General Plan Amendment in accordance with Board of Supervisors policy. Any request to increase the overall density designator on the property must be accompanied by a feasibility study which would examine a range of alternatives, including one in which development would proceed under the existing adopted densities.

RIVERWAY SPECIFIC PLAN/UPPER SAN DIEGO RIVER IMPROVEMENT PROJECT SPA (0.99)

The RiverWay Specific Planning Area, through adoption of the RiverWay Specific Plan will implement the Redevelopment Goals by allowing the following land uses:

1. Mixture of residential uses with an overall density not to exceed 0.99 dwellings units/acre.
2. Public facilities, including but not limited to flood control structures and other required improvements to the San Diego River Channel.
3. Open space and recreational uses that are found to be compatible with the environmental resources identified in the required environmental review.

4. Commercial and industrial uses that contribute to the economic viability of the redevelopment project and conform to Lakeside Design Guidelines.

The RiverWay Specific Plan shall include design criteria directed at meeting the objectives of the Redevelopment and community Plans. The RiverWay Specific Plan shall also address the transition of existing land use to those envisioned/allowed by the Redevelopment Plan.

3. HOUSING

SEE COUNTYWIDE HOUSING ELEMENT AND REGIONAL LAND USE
ELEMENT.

4. CIRCULATION

GOAL

MEET THE PRESENT AND FUTURE NEED FOR MOVING PEOPLE AND GOODS WITH A BALANCED TRANSPORTATION SYSTEM WHICH PERPETUATES LAKESIDE'S RURAL ATMOSPHERE.

FINDINGS

Interregional access is provided to Lakeside, from the south, via Interstate 8; and, from the west and north, via Highway 67. Interstate 8 is a limited access freeway, serving Lakeside at the following interchanges:

- Second Street/Winter Gardens Boulevard;
- Greenfield Drive;
- Los Coches Road/Camino Canada; and
- Lake Jennings Park Road.

Highway 67 is a limited access freeway, serving Lakeside at the following interchanges:

- Riverford; and
- Wintergardens.

Northbound Highway 67 ceases to be a freeway at Maplevue and north of the San Diego River it becomes a two-lane local road.

The major arterials within the community area:

- Winter Gardens Boulevard;
- Olde Highway 80;
- Los Coches Road; and
- Maplevue/Lake Jennings Park Road.

As the community continues to develop, existing roads will need to be widened and improved and new roads will need to be constructed. The Circulation Element network is designed to carry the major volume of traffic, and will have adequate capacity to handle the increase in traffic expected to be generated under the current Land Use Plan. If, however, the Land Use Plan continues to be revised through the General Plan Amendment process, the cumulative increase in traffic can overburden the system. Also, a complete local street system is needed to augment this network.

There are a number of existing and potential circulation problems which are dealt with through changes identified on the General Plan Circulation Element Map. Other problems are short-term traffic cooperations problems that are not part of the General Plan but which are handled by the Department of Public works on a case-by-case basis.

Areas which need to be monitored because of existing or potential circulation problems are as follows:

- Maine Avenue - This is one of two existing commercial streets in the Town Center. The width of this road is limited due to existing structures built on the right-of-way line.
- Downtown Truck Bypass Route - The 1980 Lakeside Town Center Study identified the need for a circulation scheme to keep traffic out of the congested older commercial portions of town.
- Future development in the area southeast of Interstate 8 could pose a circulation problem because of the rugged terrain separating it from Interstate 8.
- Upper San Diego River Improvement Project - This area will experience tremendous development in the future. Improvements in Circulation Element roads and a new local internal road system will be needed to serve this development.
- Route 67/Mapleview/Main area - The freeway portion of Route 67 ends here at an intersection which causes some congestion. It is a problem that will worsen as traffic volume increases. A solution to this would be for CALTRANS to extend the freeway north to the river and build a grade separated interchange at Mapleview.

Pedestrian and bicycle movement should be fully integrated with the major collector street system. Pathways for both modes of transport should be aligned so that they connect major activity centers. For instance, the appropriate steps should be taken to link uses in and around the townsite with recreational uses planned for the San Diego River floodplain. Design of these pathways should emphasize safety and convenience.

POLICIES AND RECOMMENDATIONS

1. Provide a local streets system which facilitates movement within the community while not detracting from the rural atmosphere. (T)
2. Promote traffic safety in the design of roads, regulation of traffic and parking, and traffic law enforcement and education. (DPW)
3. Enhance Lakeside's beauty and community identity by preserving existing street trees and planting additional trees where feasible. (R)
4. Reduce the need for dependence on automobiles for transportation by supporting reasonable efforts to provide efficient public transportation. (T)
5. Discourage development along rural collector roads until or unless they are built to property County standards. (R)

6. Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods. (T)
7. Include facilities in the circulation system for nonmotorized transportation, including equestrian trails, bicycle paths, and hiking trails, and set aside specific areas for motorized offroad vehicles. (DPW)
8. Provide a bicycle and pedestrian path on the Circulation Element Bicycle Path Map over or under State Route 67 to link the Central Lakeside area with the recreational and open space activities planned in the San Diego River floodplain. (T)
9. Design roads to enhance scenic areas and use existing land contours. (DPW)
10. Discourage visual pollution along all public roadways by creating and periodically reviewing sign, landscaping, architecture, and utility standards in The Zoning Ordinance. (I)
11. During Fiscal Year 1987-88 request the Board of Supervisors to initiate a study to determine the best way to promptly complete a permanent bridge for Ashwood Street over the San Diego River, and grade separations for Maplevue and Willow Streets with Highway 67. (DPW)
12. Provide for roadside and median landscaping using drought-resistant plants requiring a minimum of maintenance. (R)
13. Buffer major thoroughfares with vegetation and/or earth barriers to protect adjacent properties and people from undesirable noise, exhaust, and light. (R)
14. Minimize access to prime arterials and major roads to encourage their use as throughways by requiring adjacent parcels to take access from side streets where feasible. (R)
15. Consider the off-site as well as the on-site circulation impacts of new development proposals and require improvements accordingly. (R)

5. PUBLIC FACILITIES AND SERVICES

FACILITIES GOAL

PROVIDE ADEQUATE AND EFFICIENT FACILITIES AND SERVICES FOR ALL RESIDENTS OF LAKESIDE WHICH ARE APPROPRIATE TO THE COMMUNITY'S RURAL NEEDS.

FINDINGS

Fire Protection

The primary provider of fire protection service in the Lakeside Plan area is the Lakeside Fire Protection District. In 1974, when the Lakeside Plan was first adopted, the District was comprised of two stations manned by 16 professional personnel supplemented by a reserve of volunteers, and it covered an area of 17 square miles. The current, (1986) service area has grown to 40 square miles. It operates out of three fire stations staffed by 49 full-time personnel, there are an estimated 50,000 people within the District's Boundaries. Service improvement will take place with the construction and staffing of a fourth station which is to be located at the intersection of Oak Creek and Bon Vue Roads. The new station should be fully operational during the 1988-89 Fiscal Year.

The Bostonia Fire Protection District is comprised of approximately 480 acres of unincorporated land located between El Cajon and Santee. It is staffed by five full-time employees supplemented by 25 volunteers, and it serves an estimated population of 10,000. LAFCo has given the District a "zero sphere of influence", and it is expected that within the next 10-15 years the area served by the Bostonia FPD will be annexed to the City of El Cajon resulting in its dissolution.

The Pepper Drive CSA #115 and the Ramona MWD also are responsible for the provision of fire protection in minor portions of the Lakeside Plan Area. The area within the Pepper Drive CSA is expected to be annexed. The Ramona District's area involves mostly undeveloped land in the northern section of the Plan Area.

Fire protection for those parts of the Plan Area not within districts is provided by the California Department of Forestry. Their focus of attention is on the control of wildland fires. As the Lakeside Community continues to grow and densities increase, the service provided by the Department of Forestry should be evaluated. Annexation to appropriate fire districts should take place for growth areas so that only rural areas are serviced by this agency.

Water

In 1974 there were six water districts which served the Lakeside Planning Area - they were:

1. Helix Water District;
2. Lakeside Irrigation District;
3. Riverview Water District;
4. Santee County Water District;
5. Rio San Diego Municipal Water District; and
6. Ramona Municipal Water District

At that time there were plans to consolidate some of these districts in order to provide some efficiency for water delivery and State Water Project filtration. In the intervening years, the Santee and Rio San Diego districts merged to form the Padre Dam Municipal Water District.

The Ramona, Padre Dam and Helix Districts are member agencies of the San Diego County Water Authority (SDCWA). The SDCWA receives its water, via the Metropolitan Water District (MWD), from the Colorado River Aqueduct and the State Water Project, however, availability of water through the MWD may become a problem due to future diversions of water to Arizona. Additional agreements and contracts are currently being sought to make-up the anticipated shortfall. The remaining districts, (Lakeside and Riverview), receive water from the Padre Dam district and, consequently, will also be affected by reductions in Colorado River water.

The Ramona District is currently constructing a reservoir which will significantly expand its storage capability.

The Lakeside District has recently annexed the area of High Meadow Ranch into its service area.

Sewers

All three of the agencies providing service to the Lakeside Plan Area depend upon the City of San Diego's Metropolitan Sewerage System. It is possible for these agencies to purchase rights to the unused capacity of other member jurisdictions in order to expand their service. For instance the Lakeside District recently purchased capacity rights to provide service to the High Meadow Ranch property.

The Metro System has recently applied to have its treatment process reduced from what is currently secondary levels down to primary levels. Approval of this would significantly increase the capacity available to the member agencies.

The Padre Dam MWD currently has two avenues for disposal of sewage. In addition to service through the Metro System, it operates a wastewater treatment plant in Sycamore Canyon, however, the plan has never operated at full capacity due to effluent disposal problems. The District's capacity can be expanded either through the Metro System or by increasing the market for reclaimed water produced by its treatment plant.

In addition to the Lakeside and Padre Dam Districts, the Wintergardens Sewer Maintenance District provides service to the Plan area. It is not anticipating any need to increase capacity in the near future, but should the need arise it can purchase rights through the Metro System.

POLICIES AND RECOMMENDATIONS

1. Equitably distribute both the costs and benefits of public facilities. (GEN)
2. Minimize the cost of the capital improvements required to serve new developments. (GEN)
3. Promote water reclamation as part of the long range solution to sanitation problems and also as a source of water for irrigation and recreational purposes. (GEN)
4. Improve fire and police protection. (GEN)
5. Improve trauma, ambulance, and emergency medical care services. (GEN)
6. Maximize the efficiency and effectiveness of local agencies serving Lakeside. (GEN)
7. Reduce the dependence of local agencies on property tax for revenue. (GEN)
8. Create more effective means for community participation in planning and policy-making by local agencies. (GEN)
9. Encourage improved trash collection services through private enterprise. (GEN)
10. Avoid the use of property taxes for financing water and sewer systems. (GEN)
11. Coordinate the extension of public services with expansion of the Current Urban Development Area. (P)

12. Relate the total basin from El Capitan Reservoir to Padre Dam when planning long-range solutions to sanitation problems and promote centralized control for sanitation in this area. (GEN)
13. Provide economical and convenient trash disposal areas. (GEN)
14. Encourage concentration of civic uses in a civic center complex to be located in the Lindo Lake Park area through Public and Semi-Public Plan Designations and Zoning. (DPR)
15. Protect the public health and safety by requiring public agencies and utilities to adhere to air, water, noise and visual pollution standards. (GEN)
16. Require public agencies to landscape all of their facilities. (R)
17. Projects shall not be approved if it is necessary to extend sewer lines into areas that can adequately handle sanitation problems through individual septic systems. (R)
18. Sewer trunk extensions, treatment plants, and development served by these facilities shall not be approved if it is found that such development will have an adverse impact on the environment. (R)
19. Require aesthetic improvement of necessary above ground transformers and meters, and require landscaping and beautification of all utility plant facilities. (R)

EDUCATION GOAL

MAINTAIN A CONTINUING HIGH LEVEL OF PUBLIC EDUCATION AND PHYSICAL SCHOOL IMPROVEMENTS IN THE LAKESIDE AREA TO SERVE NOT ONLY THE EDUCATIONAL NEEDS OF THE YOUNG, BUT OF ADULTS AS WELL.

FINDINGS

In 1974 the Lakeside School District had a total enrollment of 3993 students distributed between its six elementary schools and two junior high schools. Current (1986) total enrollment is 3498. In spite of this reduction in total enrollment the District is over-capacity in its elementary schools and has responded by adding temporary portable classrooms to existing school sites. The District is authorized to collect school fees under Board Policy I-43 and SB 201 for such temporary classrooms.

Two elementary schools serving the Lakeside Plan Area are provided by the Cajon Valley Union Elementary School District. Total enrollment of these schools has dropped from 1478 in 1974 to a current (1986) figure of 1162. This district also has a site in the Blossom Valley area but has no plans to develop it for a school in the near future. Various constraints make this site functionally inefficient for serving the Lakeside community.

The Pepper Drive Elementary School part of the Santee School District, also serves the Lakeside Plan Area and it currently (1986) has an enrollment of 609.

The total current elementary school enrollment for the Plan Area is 4053. In 1974 it was anticipated that for the 1995 projected population there would be a need for facilities for an additional 3,852 students. This demand has not materialized and, to the contrary, elementary school enrollment has decreased by 1,418 students during the 10 years following the adoption of the Lakeside Community Plan.

El Capitan High School, operated by the Grossmont Union High School District, has continued to operate at overcapacity for the past ten years. Plans are underway to construct a new high school in Santee which, when completed in 1987, should provide some relief for El Capitan. In the interim, portable classrooms will be provided as needed.

POLICIES AND RECOMMENDATIONS

1. Utilize school facilities to the fullest extent possible. (GEN)
2. Encourage increased community and student participation in policy-making and in the development of educational programs. (GEN)

3. Locate and maintain schools free of disturbances such as heavy traffic or incompatible land uses. (R)
4. Locate and maintain all schools in areas which will permit safe and direct access for a maximum number of pupils. (R)
5. Locate upper grade schools so that they are readily accessible to major streets. (R)
6. Insure proper location and size of school sites by early acquisition of new sites. (GEN)
7. Ensure adequate funding for temporary school facilities by requiring developer fees of all new residential construction if such fees are deemed necessary by the Lakeside and Grossmont School District. (F)

6. CONSERVATION

ENVIRONMENTAL GOAL

PROVIDE A DESIRABLE, HEALTHFUL, AND COMFORTABLE ENVIRONMENT FOR LIVING WHILE PRESERVING LAKESIDE'S RURAL ATMOSPHERE AND UNIQUE RESOURCES.

FINDINGS

The resource conservation areas for the Lakeside community are listed in Appendix "A".

The Lakeside Citizen's Planning Group has compiled a list of fourteen important historic sites. These include:

- Castle House, the first residence built in the Lakeside townsite, still stands alongside the old Presbyterian Church, which is the oldest public building in Lakeside.
- The Foster Ranch area, the terminal end of the road to Julian, is rich in historic value but contains few of the original structures.
- A house at Palm Row on Lakeside Avenue is one of the few left from the "Big Ranch Era". Other significant sites from this period include: the Julian Ames Ranch located on the Los Coches Rancho and the Flinn Springs Ranch and Cemetery Built around 1860.
- Historic transportation facilities include the Lakeside Train Depot built by Spreckles; and the Mussey Grade Stage Station which is possibly the last existing structure associated with the stageline west of Warner's Ranch.
- The Lakeside School building (now used as a warehouse) located on Woodside Avenue.
- The Cork Elm Trees planted along Woodside Avenue are also of historic significance and ought to be preserved.

POLICIES AND RECOMMENDATIONS

1. Encourage types and patterns of development which minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring. (P)
2. Preserve the best natural features of the area in their natural state and avoid the creation of a totally urbanized landscape. (R)

3. Protect groundwater supplies from pollution and depletion through enforcement of the County Groundwater Policy (Board of Supervisors' Policy I-77). (W)
4. Identify and apply the Environmentally Constrained Area (ECA) Regional Category to areas containing rare and endangered plant and animal species, archaeological sites, agricultural preserves, and other environmentally sensitive sites that may experience adverse impacts from development. (P)
5. Ensure that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas. (P,R)
6. Identify and apply the Scenic Area (S) special area regulator to sites where significant natural landmarks are located. (I)
7. Identify and apply the Historic District Preservation Area (H) special area regulator to sites and structures which are historically significant. (I)
8. Minimize visual pollution by creating and periodically reviewing sign, landscaping, architecture, and utility standards in The Zoning Ordinance. (I)
9. Require the isolation of roadside properties from major roads and prime arterials with buffer zones of vegetation or earth barriers to protect adjacent areas from pollutants such as noise, exhaust, and light. (R)
10. Preserve mature trees on public and private property, and require equitable replacement of those removed. (R)
11. As a condition of any future discretionary permit, including but not limited to Site Plan review, Tentative Maps, Tentative Parcel Maps, Major or Minor Use Permits, etc., for projects proposed in the RiverWay Specific Plan Area as shown on Figure 1-4 of the Upper San Diego River Improvement Project final Environmental Impact Report (EIR) (Log No. 98-10-014), the feasible mitigation measures identified in the EIR shall be implemented where applicable.

FLOODPLAIN GOAL

ENHANCE THE FLOODPLAINS AS AN ENVIRONMENTAL, RECREATIONAL AND ECONOMIC ASSET TO LAKESIDE.

FINDINGS

The appropriate utilization of floodplains is of primary interest to the citizens of Lakeside. The section of the Upper San Diego River from Santee to El Monte

Park is utilized for a variety of activities including: crop raising, dairy farming, commerce, and industry. The prevailing use involves the extraction of sand for construction. Studies have proven that the sand resources of this portion of the San Diego River are substantial, however, problems can arise if extraction is not conducted in an orderly and controlled manner. Issues involving extractive uses include:

- Protection of the groundwater supply;
- Disturbance of the natural flood drainage system;
- Aesthetic nuisance caused by the presence of a noxious industry in the community; and
- Rehabilitation of depleted mines.

Los Coches Creek will undergo improvements, scheduled to be completed by 1987, which should deal effectively with the chronic flood problem.

POLICIES AND RECOMMENDATIONS

1. Improve natural drainage channels when it is necessary to protect life and property. (DPW)
2. Encourage the utilization of the floodplains outside of the Current Urban Development Area for recreation, open space, agriculture, and planned extraction of natural resources. (R)
3. Minimize flood hazards and public expense by discouraging fill and construction of permanent structures in floodplains while allowing channel improvement projects to take place. (DPW)
4. Avoid the need for artificial drainage structures; utilize natural channels and streambeds, and recharge groundwater supplies with run-off and drainage. (R)
5. Review technical data and on-site situations on regular basis to note any changes in the status of the floodplain. (DPW)
6. Design the use of floodways where public access is available so that all modes of recreational transportation will have an opportunity to enjoy this space. (DPW)
7. Construct flood control works to adequately protect existing urban development, utilizing natural-appearing banks as much as possible. (DPW)

SAND AND GRAVEL EXTRACTION GOAL

BALANCE THE REGIONAL NEED FOR CONSTRUCTION MATERIALS WITH THE COMMUNITY NEED FOR FREEDOM FROM ANY DISTURBING EFFECTS OF SAND AND GRAVEL EXTRACTION.

FINDINGS

Sand mining in the Upper San Diego River is a long-standing activity and the major industry in the Lakeside Planning Area. Additional resources also exist, particularly, sand in San Vicente Creek; and "Poway Conglomerate" located in the areas surrounding the heavy industrial designations in the northern section of the community. While there are currently no plans for excavating these sites, further studies may indicate a need to tap these important resources.

POLICIES AND RECOMMENDATIONS

1. Permit only controlled extraction operations which have a minimal adverse impact on the environment. (R)
2. Extract sand and gravel in a way that minimizes any harm or disturbance to adjacent residents and properties. (R)
3. Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction. (R)
4. Recognize that extraction of sand and gravel is a long-term process. Allow extraction only on a controlled, coordinated basis, and provide for the rehabilitation of worked-out areas. (R)
5. Consider a system of recreational lakes outside of the floodway that could be created by extractive operations. (GEN)
6. Protect areas designated in the plan for sand, gravel, and rock excavation from scattered and incompatible urban intrusion by applying extractive use regulations to such areas. (P)
7. Plan the eventual Rezone and reuse of the land containing this resource for agriculture, husbandry, recreation, open space, and as "made land" above the floodplain suitable for industry, commerce, or housing through reclamation plans. (P)

7. RECREATION

GOAL

PROVIDE A WIDE VARIETY OF RECREATIONAL ACTIVITIES AND FACILITIES WHICH WILL MEET THE NEEDS AND ENRICH THE LIVES OF ALL THE RESIDENTS OF LAKESIDE.

FINDINGS

Parks are for people. Parks and recreation facilities meet an important human need for active recreation, quiet relaxation, and other leisure activities. Certain events taking place within the fabric of society are increasing the demand for recreational facilities. Such factors as the increase in the average life span; increases in spendable income; and more early retirements are resulting in more leisure time for society as a whole. Providing adequate parkland is only one of many ways to reach Lakeside's recreational goal.

There are regional parks within the Plan Area. All are administered by the County. Lake Jennings (540 acres) is also used for fishing and it has 80 sites which have been improved for trailer use in addition to 20 "primitive" camping sites. El Monte Park (390 acres) is a day use facility having extensive barbecue facilities for group picnics, in addition to active recreational areas. Stelzer Park (300 acres) is a recreational facility designed to allow physically handicapped persons to enjoy the outdoors.

Flinn Springs, a 40 acre day-use facility with family picnic areas and facilities for youth camping by Boy Scouts and similar organizations. Lindo Lake Community Park (54 acres) which bears special mention because of its historic significance and because its location within the towncenter, provides an oasis from the surrounding suburban development.

Three proposed parks which, when developed, will help preserve the community's open space atmosphere are:

- A large parcel of land acquired from the Bureau of Land Management north of El Monte Road.
- Oak Oasis Park off Wildcat Canyon Road overlooking San Vicente Lake.
- Sycamore Canyon Park, west of Highway 67 and north of Eucalyptus Hills.

The three sites mentioned above have potential as regional park sites.

There are also a number of private facilities which effectively supplement the County facilities. Certainly if Lakeside is to maintain its lure for tourism the recreational elements of the community need to be integrated and enhanced.

The citizens of Lakeside are interested in developing the floodplain for water oriented recreation. Such concerns are currently being addressed by San Diego River Project.

Neighborhood parks serve the immediate recreational needs of community sub-areas. It is intended that these sites will be adjacent to, if not part of, existing school sites wherever possible.

A system of riding and hiking trails is included as part of the recreation element. The earlier history of Lakeside as a rural community has left a legacy of horseback riding and hiking. The intent is to provide a system which is physically and functionally integrated with other major transport facilities, and integrated with the Trails Subelement of the County General Plan. The San Diego, San Vicente and Los Coches floodplains have been designated as prime locations for trail alignments because of the open space nature of the floodplain uses.

The integrity of the park experience, should be considered as development occurs around a park. Conversely, a park can impact surrounding land uses by increasing noise and traffic; but also, it can positively influence factors such as views, neighborhood identity and property values.

By applying the "D" designator to parcels of land around the County parks in the Lakeside Community Plan Area, development proposals can be reviewed for their impacts upon the parks. Application of this designator will assure that the development of the park and the surrounding area will occur in a manner that best serves the needs and maintains the integrity of both.

The provisions of the "D" designator will permit the careful evaluation of site design in relation to such factors as: visual aesthetics; grading and drainage; noise, smoke, dust and fumes; and fire hazard, emergency and disaster assistance. These factors should be of concern not only to an individual establishing a residence, but also to an organization establishing a place of work. Through such evaluation, landscape elements of the park can be blended with those of the surrounding land uses. The resulting continuity of landscape will promote land use compatibility and reinforce the identity of the locale whether it involves parks of neighborhood, community, rural or wildland character.

POLICIES AND RECOMMENDATIONS

1. Maintain a high level of recreational programs and services appropriate to Lakeside to obtain maximum benefit from parks and recreational facilities. (DPR)
2. Encourage development of limited Visitor-Serving commercial uses as well as public uses in recreational facilities. (DPR)
3. Encourage the connection of public stables and equestrian facilities by trails to parks, pen spaces, and other points of interest in the Trails System whenever possible. (DPW)
4. Minimize conflicts between trail users and adjacent properties. (DPW)
5. Ensure public safety in all Lakeside parks through vigorous law enforcement. (GEN)
6. Include facilities for a full range of recreational and leisure time activities such as community recreation centers, swimming pools, areas for meeting rooms for community groups, and natural, undeveloped areas. (DPR)
7. Encourage cooperation with adjoining community planning committees and with public agencies in coordinating park planning and operation. (DPR)
8. Maximize recreational use of public lands and facilities. Develop and operate parks in conjunction with schools wherever possible. (DPR)
9. Provide acreage for local recreational areas at the level of 15 acres per 1,000 population as set forth by the San Diego County General Plan Recreation Element. At least one-third of the park system's area should be devoted to neighborhood and other close-at-hand recreational facilities, and the remainder used for facilities serving all of Lakeside, such as community parks, community recreation centers, trails, nature preserves, lakes, and camping areas. (DPR)
10. Establish small neighborhood parks or other facilities within a convenient walking distance for all residents of the urban area of Lakeside, by indicating on the Lakeside General Plan Map the approximate location for such parks. Maximize recreational use of public lands and facilities such as schools for neighborhood use. (DPR)

11. Provide separate areas for the use of off-road vehicles. Analyze both public and private lands for appropriate offroad vehicle park areas, and encourage private landowners of suitable offroad vehicle terrain to apply for an off-road vehicle path facility. (DPW)
12. Minimize costs of a trails system by utilizing floodplains, drainage channels, public lands, and major utility rights-of-way wherever legally possible. (DPW)
13. Ensure proper location, adequate size, and lower costs by acquiring park sites in advance of need. (DPR)
14. Utilize any funding sources available to finance recreational facilities and services for all socio-economic groups, but avoid any dependence on property taxes. (DPR)
15. The Department of Public Works shall provide systems of trails for horseback riding, bicycling, and hiking, for both transportation and recreation. (DPW)
16. Where appropriate, require trail easement dedication.
17. Apply the "D" designator regulation to parcels surrounding County parks to ensure that adjacent development is compatible with the design and function of the park. Factors to be considered when evaluating development under the provisions of this designator are: a) Visual; b) Grading and Drainage; c) Noise, smoke, dust and fumes; and d) Fire hazard, emergency and disaster assistance.
18. Park development should provide a transition from the active recreational areas to the surrounding private properties in order to minimize possible adverse impacts.

8. SCENIC HIGHWAYS

GOAL

ESTABLISH A NETWORK OF SCENIC HIGHWAY CORRIDORS WHERE SCENIC, HISTORICAL AND RECREATIONAL RESOURCES ARE PROTECTED AND ENHANCED.

FINDINGS

There are four scenic corridors identified on the "Scenic Highway System" Plan Map which pass through the Lakeside Community Planning Area. Three of the corridors are listed as second-priority scenic routes in the Scenic Highways Element of the General Plan. They are as follows:

1. Interstate 8, from El Cajon city limits to State Route 79;
2. Soledad Freeway (Rte 52) from the Santee city limits to State Route 67; and
3. Willow Road and El Monte Road, from State Route 67 to the southern end of El Capitan Reservoir.

The remaining corridor is listed as a third-priority scenic route and it involves all areas adjacent to Route 67.

POLICIES AND RECOMMENDATIONS

1. Apply Scenic Area regulations to those scenic highway corridors identified in the General Plan and to areas adjacent to significant recreational, historic or scenic resources; including, but not limited to Federal and State Parks. (T,I)
2. Provide for diverse modes of transportation in all scenic corridors. (T)
3. Initiate a corridor study on the scenic route which runs along Willow and El Monte Road, from State Route 67 to the southern end of El Capitan Reservoir. (T)
4. Do not permit development which will detract from those unique environmental features which are intended to be protected by virtue of being located within or in clear view of a designated scenic corridor. (R)
5. Locate bikeways along designated scenic highways wherever possible. (T)

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APPENDIX

Appendix A

RESOURCE CONSERVATION AREAS FOR LAKESIDE

1. Iron Mountain - This resource conservation area is predominantly in the Ramona Community Planning Area where it has been adopted. The area contains very large, old growth Mixed chaparral. Several rare plants such as Smooth mountain mahogany, Golden eardrops and the possibly threatened Lakeside wild lilac, Southern mountain misery and Heart leaf pitcher sage (Lepechinia cardiophylla) occur here. Iron Mountain and its vicinity is composed of very steep slopes and large rock outcrops.
2. San Vicente Reservoir - Resources in this area include the San Vicente Reservoir and surrounding steep peaks, and rocky ridges. The vegetation in the area serves as a significant wildlife habitat and contains several rare and endangered plants.
3. El Cajon Mountain - El Capitan Reservoir - This large area contains very steep slopes (the portion in Lakeside about 60 to 70 percent is greater than 50% slope) and isolated rocky peaks and ridges, including some of the largest granitic domes in San Diego County. Vegetation is excellent wildlife habitat with Oak woodlands, Coastal Sage scrub and Mixed and Chamise chaparral. The area contains such rare and endangered plants as the type locality for the threatened Lakeside wild lilac (Ceanothus syaneus), the threatened Morena current (Ribes canthariforme), the Felt leaf rock mint (Monardella hypoleuca ssp. lanata) and Adders tongue fern (Ophioglossum californicum), the very rare and endemic Dense reed grass (Calamagrostis densa) and the rare Ramona cinquefoil (Horkelia truncata). The area contains historical and existing golden eagle nest sites.

The rocky peaks, especially El Cajon Mountain, serve as a scenic backdrop for El Cajon as well as the Lakeside region.
4. Sycamore Canyon - Resources in this area include the largest of the three known populations of the endangered Poway mint (Monardella linoides ssp. viminea), the rare Chocolate lily (Eritillaria biflora), and the rare Haplopappus junceus. Riparian woodland, steep slopes and chaparral vegetation in this area serves as an excellent wildlife habitat.
5. Lake Jennings - Resources in this area include Lake Jennings Reservoir and surrounding habitat, and the north facing slope on the south side of the San Diego River. Wildlife to be conserved in this area include several species of raptorial birds. These areas have been included in open space easements for several approved housing developments.
6. Elinn Springs - This area includes a mixture of oak woodlands and steep rocky slopes. Both the woodlands and the outcrops serve as valuable wildlife habitat.